

True West Co., LLC

LETTER OF INTENT

Ferranti Residence, 2290 Old Ranch Road, Colorado Springs, Colorado
Lot 8, Block E, Amended Filing of Springs Crest Subdivision
El Paso County, Colorado

Please add "PCD File No. CDR2320" to the header.

November 3, 2023

To:

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Proposed residence for Jeremy and Allison Ferranti

Mr. and Mrs. Ferranti intend to construct a primary residence at 2290 Old Ranch Road in unincorporated El Paso County, Colorado.

2290 Old Ranch Road is zoned rural residential. The owners intend to utilize the property for their primary residence. As the zoning code allows for business use of rural residential property in this zone district, an accessory structure will be used for an office.

- Please discuss the type of business that will take place on the property.
- Please address ECM Appendix B.1.2D No TIS criteria in the Letter of Intent. Please discuss how each item/condition listed in B.1.2D is met. If any condition is not met then a traffic impact study will be required.
- Please discuss the background of the project. There is an active stop work order on the property due to construction activities within a sensitive area and grading within the creek's bank.

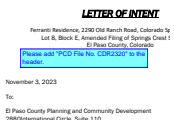
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